

### DITCH/PIPELINE EASEMENT

Easement is conveyed to those with a legal water right for irrigation/stock water beyond the boundary of said parcel fed by any existing improved ditch and or pipeline. To those persons, is granted a perpetual, non-exclusive easement for it and it's laterals, feeders and sub-ditches, headgates and other appurtenances to operate, use, maintain, etc., restore and repair, with heavy equipment when needed, the existing ditch/pipeline in the same manner as same presently exists upon, over and across the property. The total width of the ditch easement shall equal the bank to bank ditch width, plus 15 feet beyond the bank on each side of the ditch. The total width of the pipeline easement shall be the centerline of the pipeline, plus 15 feet beyond on each side of the centerline. Reasonable access to the easements will be granted at location designated by the property owner, unless other reasonable access is available.

### DECLARATION

Know all people by these presents that Fred J. Warner, Jr., in mortgage with Northwest Farm Credit Services, is the owner of the land represented on this plat, and more particularly described in the accompanying Surveyor's Certificate and has caused the same to be partitioned into two parcels as shown, in accordance with O.R.S. Chapter 92 and does hereby grant the ditch, pipeline and utility easements as described on this plat.

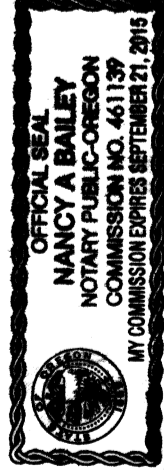
*Fred J. Warner, Jr.*  
Fred J. Warner, Jr.

*Mark R. Coomer*  
Northwest Farm Credit Services  
Relationship Manager/VP  
Mark R. Coomer

### ACKNOWLEDGMENT

State of OR } S.S.  
County of Baker }

On November 1, 2012 before me did personally appear the within named Fred J. Warner and Mark R. Coomer who acknowledged to me that they executed the same freely and voluntarily.



*Nancy A. Bailey*  
NOTARY PUBLIC  
My Commission Expires 9-21-15

### APPROVALS

We the undersigned officers in and for Baker County, Oregon do hereby approve this partition plat.  
Baker County Surveyor by: Nancy A. Bailey; Date OCTOBER 29 2012.  
Baker County Planning by: Mike E. Bennett; Date November 1 2012.

I hereby certify that all taxes for the subject property have been paid as required.  
Baker County Tax Collector by: Miss Jurlinger; Date November 1 2012.

I do hereby certify that this partition plat was received for recording on the 1 day of November, 2012 at 3:30 o'clock P.M., and recorded in Baker County records and is hereby approved.

Baker County Clerk by: Jamara J Green Co. Clerk  
by Karen Phillips, Deputy

# PARTITION PLAT NO. P2012-008

## PARTITION OF UNSURVEYED LAND LOCATED IN SECTIONS 8 AND 9, T. 8 S., R. 40 E., WILLAMETTE MERIDIAN, BAKER COUNTY, OREGON October, 2012

### SURVEYOR'S CERTIFICATE

I, Thomas J. Hanley, certify that I have correctly mapped two parcels of land on this partition plat in accordance with O.R.S. Chapter 92. No field survey was made for the subject partition plat. This partition is situated in Sections 8 and 9, T. 8 S., R. 40 E., W.M. The boundary of this partition is as follows:

Commencing at the intersection of the East-West midsection line of Section 9 and the Easterly Right of Way of Slough Rd. (Baker Co. Rd. No. 737); thence West, said midsection line, 1994 feet m/l, to the East 1/4 corner of Section 8; thence South 1320 feet m/l to the Southeast corner of NE1/4SE1/4, Sec.8; thence West 1320 feet m/l to the Southwest corner of said NE1/4SE1/4; thence North 1320 feet m/l to the Northwest corner thereof; thence East 1320 feet m/l to the West 1/4 corner of Section 9; thence East along said midsection line 1994 feet m/l to a point on the East Right of Way of Slough Rd.; thence Northwesterly, along said East Right of Way 1490 feet m/l; thence East 1489 feet m/l to a point on the West Right of Way of U.S. Highway 1-84; thence Southeasterly along said Right of Way 1325 feet m/l to the intersection of the East-West midsection line of Section 9; thence West along said line, 826 feet m/l to the Point of Beginning.

### NARRATIVE

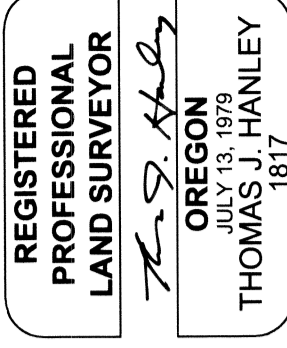
The purpose of this unsurveyed partition for Fred J. Warner, Jr. is to partition the above described land into two parcels. This partition was created to validate deeds that did not comply with applicable criteria for the creation of a unit of land. These parcels were created by Baker County Deed 96 52 291-295, dated December 31, 1996. The boundaries of these parcels were not surveyed and no new monuments were established.

### REFERENCES

- Baker County Deed 70 19 036
- Baker County Deed 70 44 034
- Baker County Deed 83 13 041
- Baker County Deed 96 52 291
- Baker County Deed 97 06 036
- Baker County Deed 97 06 039
- AmeriTitle Title Report No. 0030269
- Baker Co. Pl. Staff Report MnP-12-003

### NOTES

1. Sewage disposal for any future development shall be provided by a DEQ approved sanitary sewage disposal system for each parcel.
2. The area for this partition is taken from the Baker County Assessor's records, and may vary when the lines of these parcels are determined by survey.
3. Any future construction must comply with the Baker County Flood Damage Prevention Ordinance.



HANLEY ENGINEERING, INC.  
2043 MAIN STREET  
BAKER CITY, OREGON